



TOWN OF JONESVILLE

1503 NC 67 Hwy. Jonesville, NC 28642
Phone (336) 835-3426 Fax (336) 835-3231



August 31, 2016

Adjacent property owner:

The Town Council of the Town of Jonesville will hold a public hearing on Monday, September 12, 2016 at 7:00 p.m. at the Jonesville Town Hall located at 1503 N.C. 67 Hwy. The purpose of the hearing is to receive public comment on a request for rezoning of property within the Town of Jonesville. The property is located at 114 Osborne Street and is further identified as Yadkin County Tax Parcel # 122791, same being recorded in book 1187, page 832 of the Yadkin County Registry.

The request is for the property to be rezoned from R-12 (Medium Density Residential) to R-12 MH (Residential Manufactured Housing). This meeting is open to the public and interested parties are encouraged to attend.

You are receiving this notice due to the fact that you own property immediately adjacent to the property under consideration for rezoning. As an adjacent property owner, you have certain rights under North Carolina law including receipt of this notice and the right to file written comments to the Town Council on the proposed change in zoning classification.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Scott Buffkin
Town Manager

**PLANNING BOARD MEETING
AUGUST 25, 2016
3:00PM
MINUTES**

MEMBERS PRESENT

Chairman Doug Chappell

Susan Porter
Glenda Gilliam
Bill Parker
Jeff Blackburn
Greg Pardue
Nicky Wagoner

Others Present

Scott Buffkin – Town Manager
Lynn Trivette-Town Clerk

Chairman Doug Chappell opened the meeting.

Discussion

Ricky Anderson purchased the property at 114 Osborne Street. He would like the Board to consider rezoning this property for a mobile home. This property does meet the size requirements along with Ricky Anderson had Town Manager, Scott Buffkin present a petition from the surrounding neighbors agreeing with the rezoning he is requesting.

The Board discussed Class A and B definitions concerning the request.

Manufactured Home - A dwelling unit that (a) is not constructed in accordance with the standards set forth in the North Carolina State Building Code and (b) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis, and (c) exceeds forty (40) feet in length and eight (8) feet in width. A manufactured home can be used for residential purposes only. It cannot be used for any commercial activity such as an office.

Manufactured Home, Class A - A manufactured home constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria: (a) the unit has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis; (b) each unit shall contain 1200 sq. feet of heated living area; (c) the pitch of the roof has a minimum vertical rise of two and two tenths feet for each twelve feet of horizontal run (2.2 to 12 feet) and the roof is finished with a

type of shingle that is commonly used in standard residential construction; (d) all roof structures shall provide an eave projection of not less than six inches, which may include a gutter; (e) the exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction; (f) the home is set up in accordance with the standards set by the North Carolina Department of Insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, is installed under the perimeter of the unit; (g) stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance, attached firmly to the primary structure and anchored securely to the ground; and (h) the moving hitch, wheels, and axles, and transporting lights have been removed.

Manufactured Home, Class B - A unit constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction. In addition, a Class B unit satisfies the appearance criteria of Class A units, except for criteria (a) the unit has a length not exceeding four times its width, with length measured along the long axis and width measured at the narrowest part of the other axis, and (b) each unit shall contain 1200 sq. feet of heated living space.

Board Member Blackburn made the motion to approve the rezoning for the property of 114 Osborne Street for a mobile home and Board Member Porter seconded the motion, passed unanimous 6-0.

Board Member Parker made the motion to adjourn and Board Member Blackburn seconded the motion, passed unanimous 6-0.

Lynn Trivette, CMC, NCCMC

A handwritten signature in cursive script, appearing to read "Lynn Trivette", is written over a horizontal line.

Kennel, Commercial - A facility where animals, particularly dogs and cats, are boarded and grooming services offered. These services are open to the general public and a fee may be charged.

Lot - A parcel of land in single ownership occupied or intended for occupancy by a principal building together with its accessory buildings including the open space required under this ordinance. For the purpose of this ordinance, the word "lot" shall mean any number of contiguous lots or portions of lots upon which one (1) principal building and its accessory buildings are located or are intended to be located.

Lot, Corner - A lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred and thirty-five (135) degrees with each other. The street line forming the least frontage shall be deemed the front of the lot except where the two street lines are equal, in which case the owner shall be required to specify which is the front when requesting a Zoning Permit.

Lot, Depth - The depth of a lot, for the purpose of this ordinance, is the distance measured in the mean direction of the side lines of the lot from the midpoint of the front lot line to the midpoint of the opposite main rear line of the lot.

Lot, Interior - A lot other than a corner lot.

Lot, Through - An interior lot having frontage on two streets.

Lot of Record - A lot which is part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds prior to the adoption of this ordinance, or a lot described by metes and bounds, and recorded prior to the adoption of this ordinance.

Lot Width - The distance between side lot lines measured at the building setback line.

Lowest Floor - Means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure unable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of this ordinance.

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Manufactured Home, Class A - A manufactured home constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria: (a) the unit has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis; (b) each unit shall contain 1200 sq. feet of heated living area; (c) the pitch of the roof has a minimum vertical rise of two and two tenths feet for each twelve feet of horizontal run (2.2 to 12 feet) and

the roof is finished with a type of shingle that is commonly used in standard residential construction; (d) all roof structures shall provide an eave projection of not less than six inches, which may include a gutter; (e) the exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction; (f) the home is set up in accordance with the standards set by the North Carolina Department of Insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, is installed under the perimeter of the unit; (g) stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance, attached firmly to the primary structure and anchored securely to the ground; and (h) the moving hitch, wheels, and axles, and transporting lights have been removed.

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Manufactured Home, Class C - Any mobile home that does not meet the criteria of a Class A or Class B.

Manufactured Home Park - Any tract of land set up and maintained as a parking place for two (2) or more manufactured homes and a rental fee is paid to the landowner or park operator.

Manufactured Home Space - Any parcel of ground within a manufactured home park designed for the exclusive use of one (1) manufactured home.

Mini-Warehouse - A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of customers' goods or wares.

Modular Home - Any building or closed construction which is made or assembled in manufacturing facilities on or off the building site for installation or assembly and installation on the building site other than mobile homes or recreational vehicles. Modular buildings shall comply with all codes applicable to residential construction. Modular units shall be considered the same as any conventional, site-built home.

Nonconforming Use or Structure - Any use of a building or land which does not conform to the use regulations of this ordinance for the district in which it is located, either at the effective date of this ordinance or as a result of subsequent amendments which may be incorporated into this ordinance.

Obstruction - Any structure, fence, shrub, tree, bush, flower, plant, motor vehicle, or any other object that obscures, impairs, or prevents view or sight through, over, or across the horizontal or vertical distance area.

Petition for Ricky Anderson's property located at 114 Osborne Street, Jonesville, NC 28642 to be rezoned for Double-Wide mobile homes.

FOR

AGAINST

Bill Wilmoth 125

Joseph W. Wilmoth 100

Udo Zogge 123

X [Signature] 118

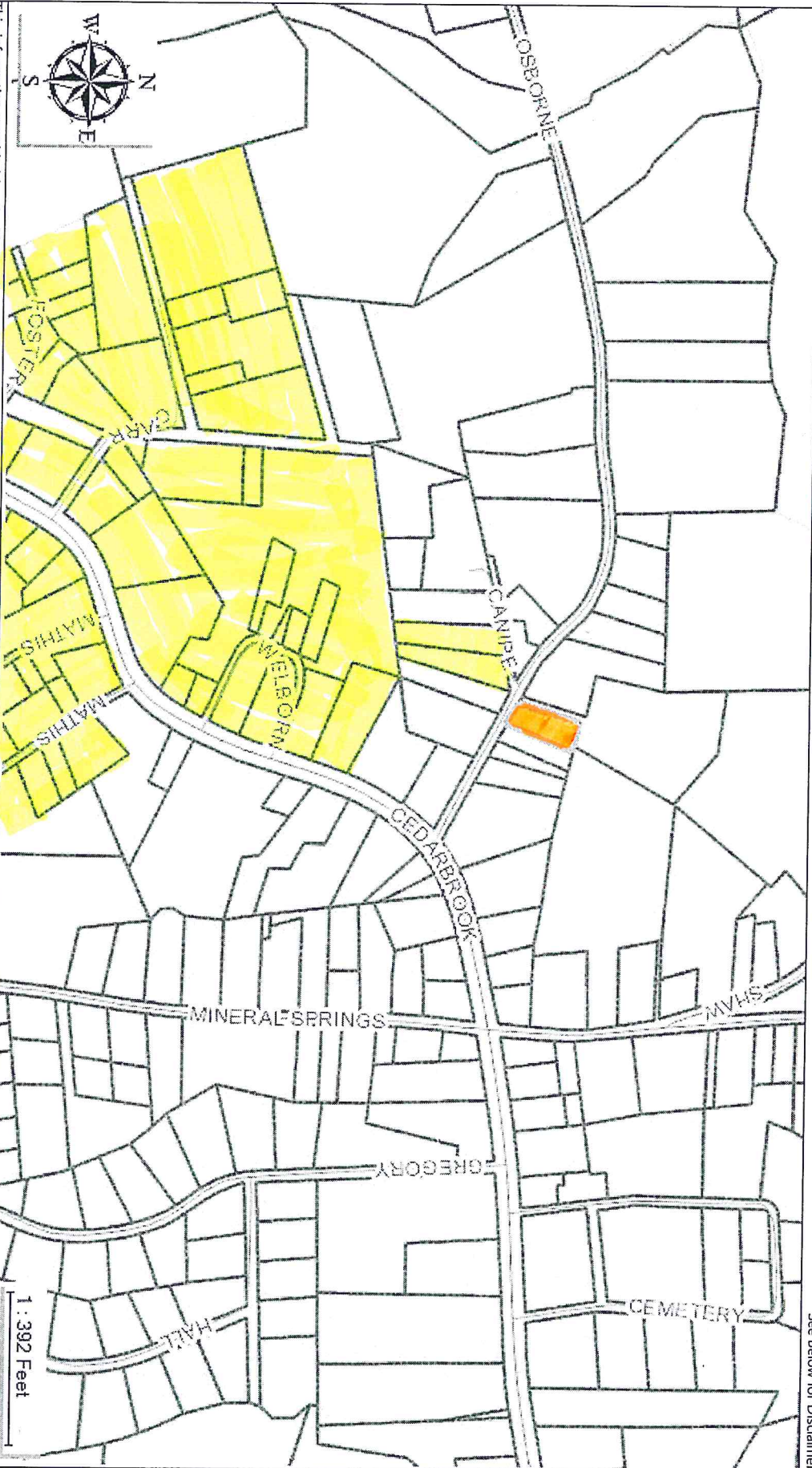
Jerry Wilmoth 434 Cedar Brook

Mrs. Graham Brook 404

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Yadkin
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